E-FILED
Rachel Dombrowski, Clerk
Appellate Court of Maryland
1/20/2023 11:02 PM

BOOK: 6468 PAGE: 345

1

CONFIRMATORY DEED

THIS CONFIRMATORY DEED, made this 18th day of July, 2020, by and between **David W. Hutzell** and **Mark H. Hutzell, Personal Representatives of the Estate of Mary Jane Hutzell,** who departed this Earth on or about September 22, 2014, surging Tenant by the Entirety of Harry C. Hutzell, Jr., who departed this Earth on or about January 11, 1992, GRANTORS, and **Uncle Eddies Brokedown Palace LLC,** GRANTEE.

WHEREAS, on December 19, 2014, the Orphan's Court of Washington County, State of Maryland (the "Court") granted administration of the Estate of the Decedent to David W. Hutzell and Mark H. Hutzell as Personal Representatives of the E state of the Decedent in Estate No. 70412; and

WHEREAS, Grantors, in the capacity of Personal Representatives of the Estate of the Decedent have and had complete and full power and authority by law to grant and convey the entire fee simple interest in the hereinafter described property; and

WHEREAS, as part of the administration of the Estate of the Decedent, Grantors desired to and did convey the entire fee simple estate in the hereinafter described property to the Grantee by deed dated April 10, 2018, and recorded among the Land Records for Washington County, Maryland at Liber 5726, folio 224 (the "4/10/2018 Deed"); and

WHEREAS, the description of the lands to be conveyed in the 4/10/2018 Deed was made in the said Deed "in accordance with a survey dated April 2018 by Frederick, Seibert and Associates, Inc.," (the "2018 FSA Description"), and

WHEREAS, Grantors and Grantee have discovered that the 2018 FSA Description contained numerous errors and did not fully describe the entire metes and bounds of the lands intended to be conveyed; and

WHEREAS, despite the errors contained in the 2018 FSA Description, in the said 4/10/2018 Deed, we, the Grantors, after reciting the said erroneous 2018 FSA Description, unambiguously stated: "Said lands intended on being all of the remaining lands as conveyed by Ivan S. Hammond and Virginia Hammond, his wife to Harry C. Hutzell Jr. and Mary Jane Hutzell, his wife by deed dated May 20, 1964 and recorded at Liber 408, folio 137 among the Land Records of Washington County, Maryland" (the "5/20/1964 Deed"), and noted the same as "**Being** the same property described in Liber 408 at Folio 137;" and

WHEREAS, to the extent that the erroneous 2018 FSA Description did not evidence an intent to convey all of the same lands as described from in the 5/20/1964 Deed, the Grantors and Grantee now desire to file this Confirmatory Deed to ratify and explicitly confirm that the 4/10/2018 Deed intended to, and did, in fact, convey all that fee simple right, title and interest in the lands to be described herein in a manner that is

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 6468, p. 0345, MSA_CE18_6420. Date available 01/06/2021. Printed 06/08/2022.

000758

VALID ONLY WITH IMPRESSED SEAL

I HEREBY CERTIFY, that this is a true copy of one of the records of Washington County, Maryland, having been recorded in Land Records Liber 6468 Folio 345-352 in the Office of the Clerk of the Circuit Court. In Testimony whereof I hereunto subscribe my name and affix the Seal of the Circuit Court For Washington County, Maryland.

KEVIN R. TUCKER, CLERK

06/08/2022
DATE ISSUED

DEFENDANT'S EXHIBIT 5 Uncle Eddie

PENGAD 800-631-6989

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 6468, p. 0346, MSA_CE18_6420. Date available 01/06/2021. Printed 06/08/2022.

consistent with the deed and title history of record related to said lands; and

WHEREAS, although the 4/10/2018 Deed did expressly state that said lands were conveyed by said Deed "Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining," the said 4/10/2018 Deed did not expressly identify the perpetual use of the Cost Wagon Road, as further described herein, originating at Cost's Crossing, as further described herein, which was created by deed dated March 22, 1872 when the lands described herein were conveyed from Aaron and Malinda Cost to David Kretzer and recorded in W.McK.K. 6, folio 363 among the land records for Washington County (the "Cost/Kretzer Deed"); and

WHEREAS, the Grantors and Grantee desire by this Confirmatory Deed to declare and confirm expressly that all of the said Grantors' rights title and interest in the perpetual use of the said Cost Wagon Road was intended to, and did, in fact, convey to Grantee by virtue of the 4/10/2018 Deed; and

WHEREAS, the courses and distances described below were designed by the 1872 Cost/Kretzer Deed to convey all of the lands lying situate between the South East boundary of what was formerly the Washington County Railroad and the West Bank of the Little Antietam Creek, as the said Creek flowed at that time; and

WHEREAS, as a result, all of said lands bounding on said Creek were "fast lands" entitled to all the Riparian rights as established under Maryland Law and Common Law; and

WHEREAS, to the extent that the physical locations of the Western banks of said Little Antietam Creek have gradually moved since the time of the Cost/Kretzer Deed due to gradual accretion, reliction, and other natural forces, then by virtue of said Riparian rights, the lands conveyed by every deed since the Cost/Kretzer Deed are hereby now confirmed to include all of the lands lying situtate between the South Eastern boundary of what was formerly the Washington County Railroad and the nearest banks of the said Little Antietam Creek, even though parts of said lands may extend beyond the courses and distances stated in the description below.

- WITNESSETH -

That in consideration of the sum of Seventy-Seven Thousand and 00/100 Dollars ($77,000.00), which included the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt and sufficiency of which were acknowledged in the 4/10/2018 Deed, the said Grantors as Personal Representatives of the Estate of the Decedent, did thereby grant and convey to the said Grantee, as sole owner, in fee simple, **and by this Confirmatory Deed now confirm**, all that lot of ground situate in the County of Washington, State of Maryland and described as follows, that is to say:

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All of the following described tract or parcel of land, situate, lying and being in the County of Washington and State of Maryland, and near the town of Keedysville. BEGINNING at a planted stone standing near and in a Northerly direction from the West end of what was formerly the Washington County Rail Road bridge across "Little antietam" where said stream passes through the lands formerly belonging to Jacob Keedy into the lands formerly belonging to Elias Snively and running thence down said Creek North 22 degrees East 17 perches, North 31 degrees East 9 perches, North 10.5 degrees East 11.5 perches, North 19 degrees West 5.5 perches to a planted stone, North 7.5 degrees East 0.5 perches, North 74 degrees West 13 perches, South 74 degrees West 6 perches, North 53.5 degrees West 7.4 perches to a stone, North 13 degrees East 0.9 perches to a stone, North 54 degrees West 10 perches, North 20 degrees West 3 perches into what was formerly a Mill dam, North 35 degrees West 1.8 perches, South 32 degrees West 2 perches, North 80 degrees West 2.8 perches, South 13.75 degrees West until it intersects the outlines of the Washington County Rail Road, thence bounding on the outlines of that road to the place of the beginning, containing 3.75 acres and 36 perches of land, more or less, the same being part of a tract of land called "The Resurvey of Fellfoot Enlarged," and part of a tract of land called "Gordon's Purchase" (sometimes referred to as "Gordin's Purchase" and sometimes referred to as "Gorgon's Purchase").

TOGETHER WITH the use of a wagon road to and from said land commencing at a stone planted on the West margin of the said Washington County Rail Road at what Aaron Cost called his Rail Road crossing ("Cost's Crossing") and running thence along the Western boundaries of said Rail Road South 30.75 degrees East 14 perches to a stone, South 36 degrees East 10.6 perches to what was formerly the lands of Jacob Keedy, thence along the division line between what were the lands of said Aaron Cost and said Jacob Keedy until it intersects the road leading from said Jacob Keedy's house to the County road leading from Keedysville to Martin Eakle's Mill.

BEING the same property conveyed by deed dated March 22, 1872 from Aaron and Malinda Cost, to David Kretzer and recorded in W.McK.K. 6, folio 363 among the land records for Washington County.

SAVING AND EXCEPTING THEREFROM that part of said land containing 80 perches more or less, as conveyed to James Baxter by David Kretzer and wife by deed dated February 21, 1874, and duly recorded in Liber W.McK.K. No. 6, Folio 435, one of the land records of Washington County;

TOGETHER WITH all of the rights, roads, water ways, easements, privileges, riparian rights, past and present, and appurtenances and advantages thereto belonging or in anywise appertaining.

BEING the same property conveyed by deed dated May 20, 1964 from Ivan S. Hammond and Virginia Hammond, his wife to Harry C. Hutzell, and Mary Jane Hutzell, his wife, and recorded in Liber. 408, folio 137 among the land records for Washington County.

BEING the same property conveyed by deed dated October 23, 1961 from Vernon Hammond and Mary Hammond, his wife, Lester Hammond and Jane Hammond, his wife, Patricia Smith and Frank Smith, her husband, Leona Baker, widow, Leila Hammond, widow, Margaret Morgan, unmarried, Donal Hammond, unmarried, all of Washington County in the State of Maryland, Louis Sprankle, of Monmouth County in the State of New Jersey and her husband, Harry Sprankle, of Washington County in the State of Maryland to Ivan S. Hammond and Virginia Hammond, his wife and recorded in Liber. 374, folio 763 among the land records for Washington County.

BEING the same property conveyed by deed dated August 21, 1951 from Clarence L. Mace and Sarah C. Mace, his wife to Frank Allan Hammond and Vernie Ellen Hammond, his wife and recorded in Liber. 265, folio 235 among the land records for Washington County.

BEING the same property conveyed by deed dated December 30, 1937 from Charles L. Flook and Elizabeth A. Flook, his wife to Clarence L. Mace and Sarah C. Mace, his wife and recorded in Liber. 245, folio 75 among the land records for Washington County.

BEING the same property conveyed by deed dated April 20, 1942 from Paul H. Wyand, trustee to Chelo P. Flook and Charles L. Flook as joint tenants with the right of survivorship, and recorded in Liber. 218, folio 608 among the land records for Washington County.

BEING the same property conveyed by deed dated April 20, 1942 from Emory O. Flook and Bessie Flook, his wife, John J. Flook and Inez A. Flook, his wife, Frederick O. Flook and Flossie Flook, his wife,Chelo P. Flook, and Charles L. Flook to Paul H. Wyand, trustee, and recorded in Liber. 218, folio 607 among the land records for Washington County.

BEING the same property conveyed by deed dated March 20, 1920 from Franklin C. Baker and Emma F. Baker, his wife to Martin L. Flook, and recorded in Liber. 157, folio 535 among the land records for Washington County.

BEING the same property conveyed by deed dated March 18, 1920 fromThomas Jamison and Daisy H. Jamison, his wife, to Franklin C. Baker and Emma F. Baker, his wife, and recorded in Liber. 157, folio 108 among the land records for Washington County.

BEING the same property conveyed by deed dated December 28, 1918 from Peter S. Kretzer and Nannie Kretzer, his wife to Thomas Jamison and Daisy H. Jamison, his wife, and recorded in Liber. 154, folio 229 among the land records for Washington County.

BEING the same property conveyed by deed dated January 6, 1908 from Frank G. Wagamon and Leon Youteen, trustee's (2719 trust of david kretzer) to Peter S. Kretzer

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and Nannie Kretzer, his wife, and recorded in Liber. 127, folio 328 among the land records for Washington County.

BEING the same property conveyed by deed dated March 22, 1872 from Aaron and Malinda Cost, (survivior and heir of Samual Cost) to David Kretzer and recorded in W.McK.K. 6, folio 363 among the land records for Washington County.

BEING all of the same property conveyed by deed dated March 5, 1859 from John J. Keedy of Washington county, in the State of Maryland and Mary Ann Keedy of Washington county, in the State of Maryland, his wife to Samual Cost of Washington county, in the State of Maryland and recorded in Liber 14, folio 14 among the land records for Washington County, and part of the same property conveyed by ***Indenture*** dated September 10, 1832 from David Hess of Montgomery county, in the State of Ohio to Samual Cost of Washington county, in the State of Maryland and recorded in NN, folio 520 among the land records for Washington County.

And Grantors do hereby covenant to execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of the Grantors the day and year first above written.

The Estate of Mary Jane Hutzell

David W Hutzell
By: David W. Hutzell
Personal Representative

Mark H Hutzell
By: Mark H. Hutzell
Personal Representative

STATE OF MARYLAND
COUNTY OF WASHINGTON

This document was acknowledged before me on July 18th, 2020
by **David W. Hutzell**, in his capacity as Personal Representative of the Estate of Mary Jane Hutzell to be his/her act.

_____ (SEAL)
Signature of Notary

My Commission Expires: 9/26/2023

STATE OF MARYLAND
COUNTY OF WASHINGTON

Kirk D Hilliard
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
MY COMMISSION EXPIRES September 26, 2023

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 6468, p. 0349, MSA_CE18_6420. Date available 01/06/2021. Printed 06/08/2022.

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This document was acknowledged before me on July 18th, 2020 by **Mark H. Hutzell**, in his capacity as Personal Representative of the Estate of Mary Jane Hutzell to be his/her act.

_____ (SEAL)
Signature of Notary

My Commission Expires: 9-26-2023

I hereby certify that the foregoing instrument was prepared by, or under the supervision of, the undersigned, an attorney duly admitted to practice before the Court of Appeals of the State of Maryland.

Adam D. Greivell, Attorney

Mail to:
Uncle Feddies Brohemian Palace LLC
PO Box 420
Sharpsburg MD 21782

Kirk D Hilliard
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
MY COMMISSION EXPIRES September 26, 2023

TODD L. HERSHEY, TREASURER
TAXES PAID 12/30/2020
AUTHORIZED BY: PW

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LR - Deed (No-Taxes)
Recording Fee 20.00
Name: uncle eddie
Ref:
LR - Deed (No-Taxes)
Surcharge 40.00
SubTotal: 60.00
Total: 60.00
12/30/2020 10:40
CC21-RD
#14411482 CC0403 - Washington County/CC04.03.01 - Register 01

This page not to be counted in calculating Recording Fee

Clerk of Circuit Court
Washington County, Maryland
Kevin R. Tucker, Clerk
24 Summit Avenue
Hagerstown, MD 21740
301-790-7991

For Clerks Use Only

Improvement Fee	40.00
Recording Fee	20.00
County Transfer Tax	
Recordation Tax	
State Transfer Tax	
Non-Resident Tax	
TOTAL	60.00

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NOTE: As of 9/2007, the gray shading has been removed. You may need to adjust your printer.

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State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☐ County: Washington

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

This form is fillable and can be completed using your PC. You can save the form to your PC for reuse but the information you input will not save (unless you have installed Adobe Acrobat or Adobe Approval software on your PC). For this reason, you should print the form once it is completed and make the appropriate number of copies - at least 4 copies.

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments (☐ Check Box if addendum Intake Form is Attached.)

☐ Deed ☐ Deed of Trust | ☐ Mortgage ☐ Lease | ☒ Other Confirmatory Deed | ☐ Other

2 Conveyance Type Check Box

☐ Improved Sale Arms-Length [1] | ☐ Unimproved Sale Arms-Length [2] | ☐ Multiple Accounts Arms-Length [3] | ☐ Not an Arms-Length Sale [9]

3 Tax Exemptions (if applicable) Cite or Explain Authority

Recordation	
State Transfer	
County Transfer	

4 Consideration and Tax Calculations

Consideration Amount	
Purchase Price/Consideration	$ 0.00
Any New Mortgage	$ 0.00
Balance of Existing Mortgage	$ 0.00
Other:	$
Other:	$
Full Cash Value:	$ 0.00

Finance Office Use Only Transfer and Recordation Tax Consideration	
Transfer Tax Consideration	$
X ( )% =	$
Less Exemption Amount –	$
Total Transfer Tax =	$
Recordation Tax Consideration	$
X ( ) per $500 =	$
TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$	$
Surcharge	$	$
State Recordation Tax	$	$
State Transfer Tax	$	$
County Transfer Tax	$	$
Other	$	$
Other	$	$

Agent:

Tax Bill:

C.B. Credit:

Ag. Tax/Other:

6 Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
19	002578	L408 F137	73	127	☐ (5)

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)

Location/Address of Property Being Conveyed (2)

28 Antietam Drive, Keedysville, MD 21756

Other Property Identifiers (if applicable) | Water Meter Account No.

Residential ☒ or Non-Residential ☐ | Fee Simple ☐ or Ground Rent ☐ Amount:

Partial Conveyance? ☐ Yes ☐ No | Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From

Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
David W. Hutzell and Mark H. Hutzell, Personal Reps.	
Estate of Mary Jane Hutzell	
Doc. 1 – Owner(s) of Record, if Different from Grantor(s)	**Doc. 2 – Owner(s) of Record, if Different from Grantor(s)**

8 Transferred To

Doc. 1 – Grantee(s) Name(s)	Doc. 2 – Grantee(s) Name(s)
Uncle Eddies Brokedown Palace LLC	

New Owner's (Grantee) Mailing Address

PO Box 420, Sharpsburg, MD 21782

9 Other Names to Be Indexed

Doc. 1 – Additional Names to be Indexed (Optional)	Doc. 2 – Additional Names to be Indexed (Optional)

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name: Justin K. Holder

Firm

Address: 308 W. Chapline St., Sharpsburg, MD 21782

Phone: (240) 358-2008

☐ Return to Contact Person

☐ Hold for Pickup

☒ Return Address Provided

11 IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information

☐ Yes ☐ No Will the property being conveyed be the grantee's principal residence?

☐ Yes ☐ No Does transfer include personal property? If yes, identify:

☐ Yes ☐ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Space Reserved for County Validation

Assessment Use Only – Do Not Write Below This Line

Terminal Verification | Agricultural Verification | Whole | Part | Tran. Process Verification

Transfer Number | Date Received: | Deed Reference: | Assigned Property No.:

	20	20				
Year			Geo.	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Occ. Cd.
Total			Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

RESET FORM

PRINT FORM on 8 1/2 x 14

Submit 4 copies

Distribution: White – Clerk's Office; Pink – Office of Finance; Canary – SDAT; Goldenrod – Preparer

AOC-CC-300 (5/2007)

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 6468, p. 0352, MSA_CE18_6420. Date available 01/06/2021. Printed 06/08/2022.

THE CLABAUGH LAW FIRM

July 30, 2020

DELIVERY VIA EMAIL
Adam D. Greivell, Esq.
Greivell & Garrott Johnson, LLC
5 Cornell Avenue
Hagerstown, Maryland 21742

RE: Title Opinion for Real Property Located at 25 and 28 Antietam Drive, Keedysville, Maryland (collectively, the "**Property**")

Dear Mr. Greivell:

I have been asked to provide an opinion of title regarding the following: (i) the fee simple title ownership of the Property; (ii) whether a right of way for the Property exists over a "wagon road" that is referenced in the abstract of title for the Property; and (iii) if such right of way exists, whether such right of way has been terminated or extinguished by an instrument of record.

I hereby certify I have examined the land and court records of Washington County, Maryland, for an examination period of not less than 146 years through July 17, 2020, with reference to the Property, being the same real estate which was conveyed unto Deena Holder, from Carl French, by a deed dated August 31, 2018, and recorded among the Land Records of Washington County, Maryland (the "**Land Records**") in Liber 5824, folio 352, and unto Deena Holder, from Uncle Eddies Brokedown Palace, LLC, a New Mexico limited liability company, by a deed dated August 14, 2018, and recorded among the Land Records in Liber 5827, folio 370. Based on this examination, it is my opinion that Deena Holder (the "**Owner**") is possessed of good and marketable fee simple title to the Property. This opinion is based on an abstract of title provided by Executive Abstracts, Inc. for the title examination period stated herein, a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference (the "**Abstract of Title**").

As provided in the Abstract of Title, the Property is subject to a right of way, which is more particularly described as a "wagon road" and is further described and referenced in various deeds of record as such right of way included in the attached Abstract of Title (the "**Right of Way**"). The Right of Way was initially created in 1872 by a predecessor in title as referenced in a deed recorded in WMcKK6, folio 363. Subsequent deeds of record either reference or include a description of such access or Right of Way, and/or subject the Property to and together with all covenants, easements, rights of way, and restrictions of record, which also includes the Right of Way. Based on my examination of title, it is my opinion that the Property is subject to the Right of Way and such Right of Way is a valid means of ingress and egress for the Property. In addition, it is my opinion that the Right of Way has not been extinguished or terminated by an instrument of record. As a dominant

2 S. Wisner Street
Frederick, MD 21701
Phone: 240.439.3787
Tracie@TheClabaughLawFirm.com

THE CLABAUGH LAW FIRM

parcel, the Owner of the Property, and her invitees, including, but not limited to Justin Holder, are entitled to use the Right of Way as a means of ingress and egress to and from the Property.

My opinions set forth herein are based upon the accuracy of the following presumptions:

(a) each of the parties to the recorded instruments included in the Abstract of Title have duly and validly executed and delivered each such instrument;

(b) each person that executed any such recorded instrument was duly authorized to do so; and

(c) each natural person that executed any such recorded instrument was legally competent to do so and their signatures are genuine.

This letter is intended solely for the use of the addressee and may not be relied upon by any other person without prior written approval of The Clabaugh Law Firm.

The Clabaugh Law Firm assumes no liability for any loss or damage caused by errors and omissions attributed to the office of the Clerk of the Circuit Court and/or the office of the Register of Wills, including, but not limited to, erroneous indexing of documents and/or decrees, failure to index documents and/or decrees presented to said offices, and failure to file and/or maintain documents and/or decrees in the proper location.

Very truly yours,

Tracie L. Clabaugh, Esq.

Cc: Justin and Deena Holder
Enc: (as noted)

2 S. Wisner Street
Frederick, MD 21701

Phone: 240.439.3787
Tracie@TheClabaughLawFirm.com

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that they will execute such further assurances as may be requisite and necessary. Witness our hands and Seals,

Geo. W. Keedy (Seal)
Joannah Keedy (Seal)

Test. John Buck,

State of Maryland, Washington County to wit. I Hereby Certify that on this 9th day of April in the year one thousand eight hundred and eighty three before the Subscriber a Justice of the Peace of the State of Maryland in and for Washington County aforesaid personally appeared Geo. W. Keedy and Joannah Keedy his Wife and acknowledged the foregoing Deed to be their respective act.

John Buck JP

At the request of John Leitzinger Esquire the foregoing Deed was recorded April 17th 1883

This Deed, Made this Second day of April Eighteen hundred and eighty three by and between Thomas J. Keedy & Sarah Keedy his Wife of the County of Kenosha and State of Nebraska and Geo W. Keedy and Joannah Keedy his Wife of the County of Washington and State of Maryland,

Witnesseth, That for and in consideration of Seventy five Dollars the said Thomas J. Keedy & Sarah Keedy and Geo W. Keedy and Joannah Keedy do grant unto John Leitzinger of the County of Washington and State of Maryland his heirs and assigns in fee simple, all that lot or parcel of land situate lying and being on the Southeast Side of the turnpike road leading from Brownsboro to Sharpsburg and adjoining the lands of M. Mueller, C. F. Valentine and others and being a part of a tract of land devised and bequeathed to the said Geo W. Keedy and Thomas J. Keedy by the last Will and Testament of J. J. Keedy deceased bearing date the 26th day of 1867, and recorded in the Register's Office of the County of Washington and State of Maryland, said tract containing one and three quarter Acres of land more or less, together with all and every the rights, roads, ways, waters, privileges and advantages to the same belonging or appertaining and the said Thomas J. Keedy & Sarah Keedy, Geo W. Keedy and Joannah Keedy hereby further Covenant that they will warrant generally the property hereby granted, and that they will execute such further assurances as may be requisite and necessary. Witness our hands and Seals,

Thos. J. Keedy (Seal)
Sarah Keedy (Seal)
Geo W. Keedy (Seal)
Joannah Keedy (Seal)

Test. J. K. Cregow,
E. M. Dorsett, John Buck,

State of Maryland
Washington County to wit. I Hereby Certify that on this 9th day of April in the year one thousand eight hundred and eighty three before the Subscriber a Justice of the Peace of the State of Maryland in and for Washington County aforesaid personally appeared Geo W. Keedy and Joannah Keedy his Wife and acknowledged the foregoing Deed to be their respective act.

John Buck JP

State of Nebraska Nemaha County ss. On this Second day of April A.D. 1883 before me Ed. Boyd a Notary Public of the State of Nebraska in residence at South Auburn in Nemaha County aforesaid duly Sworn and Qualified for and residing in said County personally Came Thomas J. Keedy and Sarah Keedy his Wife to me known to be the identical persons described in and who executed the foregoing Deed as grantors and acknowledged the said instrument to be their voluntary act and deed,

Filed and delivered to Jno. Leitzinger Esq. April 25th 1883

WASHINGTON COUNTY CIRCUIT COURT (Land Records) GBO 84, p. 0134, MSA_CE18_34 Date available 03/13/2006 Printed 06/09/2022

DEFENDANT'S EXHIBIT 16 Justin Holder
PENGAD 800-631-6989

VALID ONLY WITH IMPRESSED SEAL
I HEREBY CERTIFY, that this is a true copy of one of the records of Washington County, Maryland, having been recorded in Land Records #84/134-135 in the Office of the Clerk of the Circuit Court. In Testimony whereof I hereunto subscribe my name and affix the Seal of the Circuit Court For Washington County, Maryland.
6/8/2022
DATE ISSUED
KEVIN R. TUCKER, CLERK

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that they will execute Such further assurances as may be requisite and necessary, Witness our hands and Seals,

Geo. W. Keedy (Seal)
Joannah Keedy (Seal)

Test. John Buck,

State of Maryland, Washington County, to wit. I hereby Certify that on this 9th day of April in the year one thousand eight hundred and eighty three before the Subscriber a Justice of the Peace of the State of Maryland in and for Washington County aforesaid, personally appeared Geo. W. Keedy and Joannah Keedy his Wife and acknowledged the foregoing Deed to be their respective act,

John Buck. JP

At the request of John L. Heidenmus the following Deed was Recorded April 17th 1883.

This Deed, Made this Second day of April in the year of our Lord one thousand Eight Hundred and Eighty three by Thomas J. Keedy & Sarah Keedy his Wife of the County of Nemaha and State of Nebraska and Geo. W. Keedy and Joannah Keedy his Wife of the County of Washington and State of Maryland,

Witnesseth, that for and in consideration of Seventy five Dollars the said Thomas J. Keedy & Sarah Keedy and Geo. W. Keedy and Joannah Keedy do grant unto John L. Heidenmus of the County of Washington and State of Maryland his heirs and assigns in fee Simple, all that lot or parcel of land Situate lying and being on the Southeast Side of the turnpike road leading from Boonsboro to Sharpsburg, and adjoining the lands of M. Knodle, C. L. Valentine and others and being a part of a tract of land devised and bequeathed to the said Geo. W. Keedy and Thomas J. Keedy by the last Will and Testament of J. J. Keedy deceased bearing date Dec 26th 1867, and recorded in the Registers office of the County of Washington and State of Maryland Said tract hereby intending one and three quarter acres of land more or less, together with all and every the the rights, roads, ways, waters, privileges and advantages to the Same or in any wise appertaining, and the Said Thomas J. Keedy & Sarah Keedy, Geo. W. Keedy and Joannah Keedy hereby further Covenant that they will warrant generally the property hereby granted, and that they will execute Such further assurances as may be requisite and necessary, Witness our hands and Seals,

Thos. J. Keedy (Seal)
Sarah Keedy (Seal)
Geo. W. Keedy (Seal)
Joannah Keedy (Seal)

Test. J. K. Curzon,
E. M. Boyd, John Buck,

State of Maryland
Washington County, to wit. I hereby Certify that on this 9th day of April in the year one thousand eight hundred and Eighty three before the Subscriber a Justice of the Peace of the State of Maryland in and for Washington County aforesaid personally appeared Geo. W. Keedy and Joannah Keedy his Wife and acknowledged the foregoing Deed to be their respective act

John Buck. JP

State of Nebraska, Nemaha County ss, On this Second day of April A.D. 1883 before me E. M. Boyd a notary Public of the State of Nebraska in reside at South Auburn in Nemaha County aforesaid duly Sworn and qualified for and residing in said County personally came Thomas J. Keedy and Sarah Keedy his Wife to me known to be the identical persons described in and who executed the foregoing Deed as grantors and acknowledged the said instrument to be their voluntary act and deed,

Recorded 4th to Heidenmus June 23rd 1883

WASHINGTON COUNTY CIRCUIT COURT (Land Records) GBO 84, p. 0134, MSA_CE18_34. Date available 03/13/2006. Printed 06/08/2022.

VALID ONLY WITH IMPRESSED SEAL
I HEREBY CERTIFY, that this is a true copy of one of the records of Washington County, Maryland, having been recorded in Landrecords #84/134-135 in the Office of the Clerk of the Circuit Court. In Testimony whereof I hereunto subscribe my name and affix the Seal of the Circuit Court For Washington County, Maryland.
6/8/2022
DATE ISSUED
KEVIN R. TUCKER, CLERK

BOOK: 6485 PAGE: 244

1 Selby

CONFIRMATION AND DECLARATION OF RECORDED PERPETUAL RIGHT OF WAY

THIS CONFIRMATION AND DECLARATION OF RECORDED PERPETUAL RIGHT OF WAY, made this 13th day of January, 2021, by **Deena Holder** (the "Declarant"):

WHEREAS, Declarant's parcel of land described in a Confirmatory Deed dated July 22nd, 2020 and recorded among the Land Records of Washington County, Maryland Liber 6468 and Folio 359 preceding this Deed, is the beneficiary of a Right of Way confirmed and described in that said Confirmatory Deed as the Cost Wagon Road; and

WHEREAS, the said Cost Wagon Road was described in the said Confirmatory Deed as: "the use of a wagon road to and from said land (the "Cost Wagon Road") which was granted by the Cost/Kretzer Deed "unto the said David Kretzer, his heirs and assigns forever" commencing at a stone planted on the West margin of the said Washington County Rail Road at what Aaron Cost, a former Grantor, called his "RAILROAD CROSSING" ("Cost's Crossing") and running thence along the Western boundaries of said Rail Road South 30.75 degrees East 14 perches to a stone, South 36 degrees East 10.6 perches to what was formerly the lands of Jacob Keedy, thence along the division line between what were the lands of said Aaron Cost and said Jacob Keedy until it intersects the road leading from said Jacob Keedy's house to the County road leading from Keedysville to Martin Eakle's Mill."

WHEREAS, the Cost Wagon Road was granted by Aaron and Malinda Cost to "David Kretzer his heirs and assigns forever" by that deed dated March 22, 1872 and recorded in W.McK.K. 6, folio 363 among the land records for Washington County (the "Cost/Kretzer Deed"); and

WHEREAS, every owner of record of the Declarant's said parcel of land since the said Cost/Kretzer Deed has been granted said land together with the perpetual use of the said Cost Wagon Road; and

WHEREAS, the Owner's Certification and Dedication on the Final Plat for Stonecrest, recorded May 20, 2005, among the Plat Records of Washington County, Maryland at Plat Folio 8292 to 8295 (the "Stonecrest Plat"), erroneously certified that "There are no suits, actions at law, leases, liens, mortgages, trusts, easements, or rights-of-way affecting the property included in this plan of subdivision except the following or as shown hereon, - Deed of Trust with First United Bank & Trust dated November 14, 2003 and Recorded in Liber 2193, Folio 591. – Deed of Trust with R&J Builders, Inc. dated March 29, 2004 and Recorded in Liber 2291, Folio 723;" and

WHEREAS, the said Stonecrest Plat unambiguously warned that "This Plat and Survey were prepared without the benefit of a title report (none furnished) and therefore may not necessarily indicate all encumbrances on this property;" and

VALID ONLY WITH IMPRESSED SEAL

I HEREBY CERTIFY, that this is a true copy of one of the records of Washington County, Maryland, having been recorded in Land Records 6485/244-249

In the Office of the Clerk of the Circuit Court. In Testimony whereof I hereunto subscribe my name and affix the Seal of the Circuit Court For Washington County, Maryland.

KEVIN R. TUCKER, CLERK

6-14-2022
DATE ISSUED

000450

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 6485, p. 0244, MSA_CE18_6437. Date available 01/19/2021. Printed 06/14/2022.

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 6485, p. 0245, MSA_CE18_6437. Date available 01/19/2021. Printed 06/14/2022.

WHEREAS, the lands that were conveyed to Stonecrest Development, LLC by Thomas S. Davis, by deed dated November 14, 2003, and recorded among the Land Records for Washington County, Maryland at Liber 2193, folio 587, were the same lands that were burdened by the said Cost Wagon Road by virtue of the same having been granted in the Cost/Kretzer Deed and all such relevant subsequent deeds, and were unambiguously conveyed in the said Liber 2193, folio 587 Deed "SUBJECT to any and all covenants, conditions, restrictions, streets, reservations, easements and rights of way of record;" and

WHEREAS, that deed dated November 29, 2016 from Timothy M. Selby and Susan L. Selby to Susan L. Selby, and recorded among the Land Records for Washington County at Liber 6409, folio 90 unambiguously states that the lands conveyed therein were conveyed "SUBJECT TO AND TOGETHER WITH all restrictions, covenants, easements, rights of way of record ;" and.

WHEREAS, that "Declaration of Covenants and Restrictions" dated Septemeber 26, 2016 from Dan Ryan Builders Mid-Atlantic, LLC does subject Lots1 through 21 to Protective Convenants, and recorded among the Land Records for Washington County at Liber 5330, folio 327 unambiguously states that the Lots in Stonecrest 1 through 21 "SUBJECT PROTECTIVE COVENANTS" and specifically (q) No Structure, Fence, Planting or other improvement shall be placed or permitted to remain upon any Lot which may damage or interfere with any easement for the installation or maintenance of utilitities, ***or in any private or public access easement***, utility easement or buffer area or which may unreasonably change, ***obstruct or retard direction or flow of any drainage channels***;" and.

WHEREAS, that Deed dated January 13th, 2017 from STONECREST HOMEOWNERS ASSOCIATION, INC.to Dan Ryan Builders Mid-Atlantic, LLC , and recorded among the Land Records for Washington County at Liber 5434, folio 404 unambiguously states that all those lots or parcels of land situate....on the Plat entitled "Final Plat, Stonecrest" recorded among the Land Records of Washington County, Maryland at Plat Book 8292 et seq. are

Subject to All covenants, easements, rights of way and restrictions of record applicable thereto and.

WHEREAS, Declarant now desires to confirm and affirmatively declare the rights of herself and her heirs and assigns forever the perpetual use of the said Cost Wagon Road;

NOW, THEREFORE, in consideration of the premises set forth above, the Declarant hereby confirms and affirmatively declares all the rights for herself and her heirs and assigns forever the perpetual use of the said Cost Wagon Road, which easement and right of way has and shall forever run with the land and be binding on the Declarant

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 6485, p. 0246, MSA_CE18_6437. Date available 01/19/2021. Printed 06/14/2022.

NOW, THEREFORE, in consideration of the premises set forth above, the Declarant hereby confirms and affirmatively declares all the rights for herself and her heirs and assigns forever the perpetual use of the said Cost Wagon Road, which easement and right of way has and shall forever run with the land and be binding on the Declarant and all parcels burdened by the said Cost Wagon Road ever since its creation in the Cost/Kretzer Deed.

IN WITNESS WHEREOF, the Declarant has executed this Confirmation and Declaration on the date, month and year heretofore written.

Deena Holder
Declarant

Witness

STATE OF MARYLAND
COUNTY OF WASHINGTON

This document was acknowledged before me on January 13th, 2020
by Deena Holder **(Declarant)** to be his/her act.

Amy D Rice (SEAL)
Signature of Notary

AMY D RICE
Notary Public - State of Maryland
Washington County
My Commission Expires Jul 7, 2022

My Commission Expires:

07-07-2022

I hereby certify that the foregoing instrument was prepared by Deena Holder, a party to the instrument.

Deena Holder
NAME

Mail to:

Christine Morral
138 Stonecrest Circle
Keedysville, MD 21756

BOOK: 6485 PAGE: 247

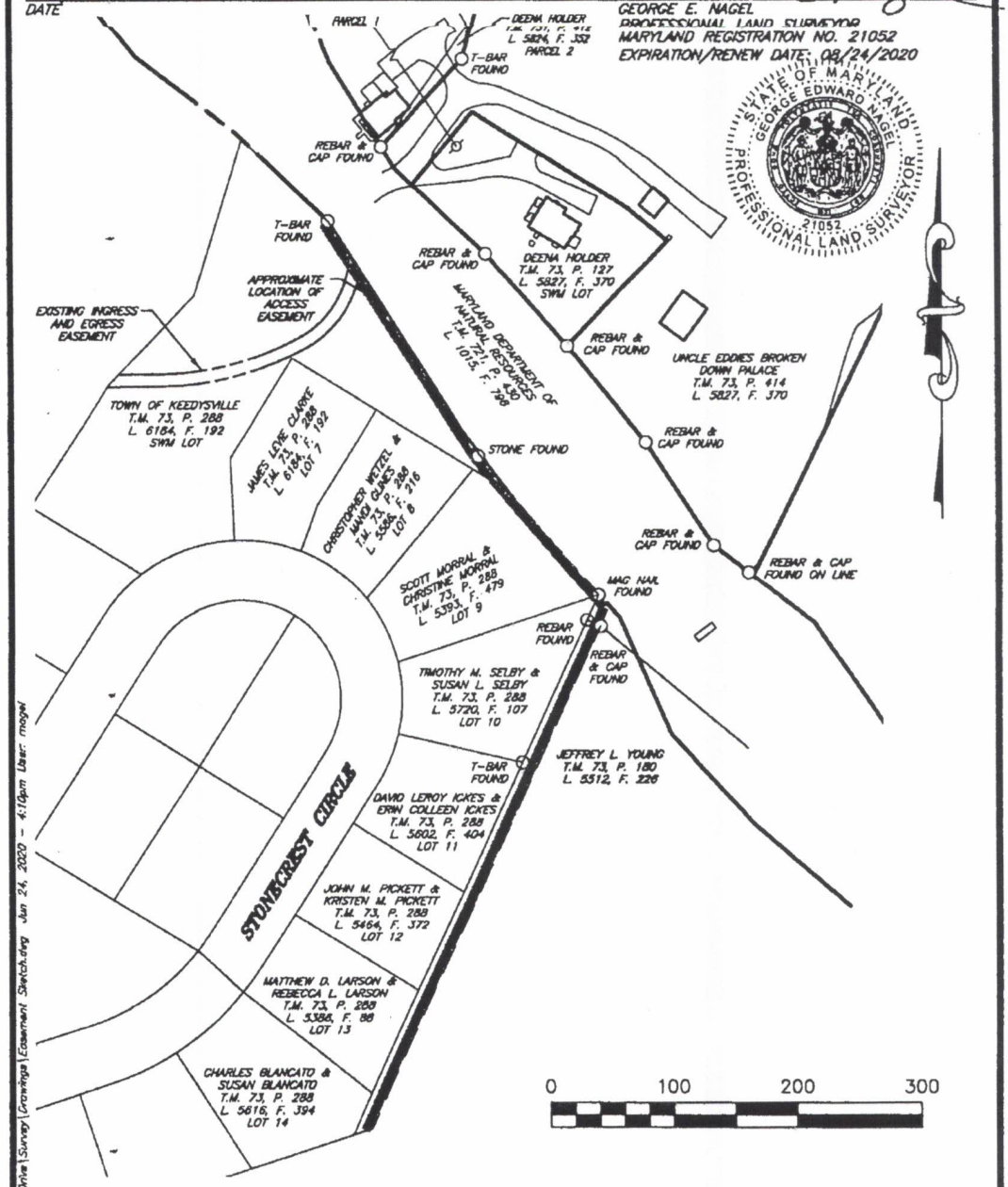
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAN IS CORRECT AND FURTHER THAT THIS PLAN WAS PERSONALLY PREPARED BY ME, OR THAT I WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED HEREON, ALL IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN COMAR 09.13.06.12 IN EFFECT AT THE TIME THIS SURVEY WAS PERFORMED.

6/24/2020
DATE

GEORGE E. NAGEL
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21052
EXPIRATION/RENEW DATE: 08/24/2020

STATE OF MARYLAND
GEORGE EDWARD NAGEL
21052
PROFESSIONAL LAND SURVEYOR



K:\20\43352 Antietam Drive\Survey\Drawings\Easement Sketch.dwg Jun 24, 2020 - 4:10pm User: mogel

APPROXIMATE LOCATION OF ACCESS EASEMENT

(LIBER WMcKK 6, FOLIO 363)

SITUATE NORTH AND EAST OF STONECREST CIRCLE
KEEDYSVILLE, WASHINGTON COUNTY, MARYLAND

DRAWN BY: R.E.N.	DATE: 6-22-2020
CHECKED BY: G.E.N.	DATE: 6-24-2020
SCALE: 1" = 100'	

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
981 MT. AETNA ROAD, HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
email:foxassoc@foxassociatesinc.com

DISTRICT 19
TAX MAP No. 73
DWG. No. A-23146

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 6485, p. 0247, MSA_CE18_6437. Date available 01/19/2021. Printed 06/14/2022.

BOOK: 6485 PAGE: 248

```
LR - Agreement
Recording Fee      20.00
Name: Holder
Ref:
LR - Agreement
Surcharge          40.00
======================
SubTotal:          60.00
======================
Total:             60.00
01/14/2021  01:53
                  CC21-RZ
#14455759 CC0403 -
Washington
County/CC04.03.03 -
Register 03
```

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 6485, p. 0248, MSA_CE18_6437. Date available 01/19/2021. Printed 06/14/2022.

This page not to be counted in calculating Recording Fee

Clerk of Circuit Court
Washington County, Maryland
Kevin R. Tucker, Clerk
24 Summit Avenue
Hagerstown, MD 21740
301-790-7991

For Clerks Use Only

Improvement Fee	40.00
Recording Fee	20.00
County Transfer Tax	
Recordation Tax	
State Transfer Tax	
Non-Resident Tax	
TOTAL	60.00

BOOK: 6485 PAGE: 249

H1 Selby

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☑ County: Washington

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments (☐ Check Box if addendum Intake Form is Attached.)

☐ Deed / ☐ Deed of Trust	☐ Mortgage / ☐ Lease	☒ Other confirmatory	☐ Other

2 Conveyance Type Check Box

☐ Improved Sale Arms-Length [1]	☐ Unimproved Sale Arms-Length [2]	☐ Multiple Accounts Arms-Length [3]	☐ Not an Arms-Length Sale [9]

3 Tax Exemptions (if applicable) Cite or Explain Authority

Recordation	
State Transfer	
County Transfer	

4 Consideration and Tax Calculations

Consideration Amount	
Purchase Price/Consideration	$ 0.00
Any New Mortgage	$ 0.00
Balance of Existing Mortgage	$ 0.00
Other:	$
Other:	$
Full Cash Value:	$ 0.00

Finance Office Use Only Transfer and Recordation Tax Consideration	
Transfer Tax Consideration	$
X ( )% =	$
Less Exemption Amount –	$
Total Transfer Tax =	$
Recordation Tax Consideration	$
X ( ) per $500 =	$
TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$	$
Surcharge	$	$
State Recordation Tax	$	$
State Transfer Tax	$	$
County Transfer Tax	$	$
Other	$	$
Other	$	$

Agent:

Tax Bill:

C.B. Credit:

Ag. Tax/Other:

6 Description of Property

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOC
19	012999	6409/90	0073	288	☐ (5)

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
StoneCrest	10				

Location/Address of Property Being Conveyed (2)

Other Property Identifiers (if applicable) | Water Meter Account No.

Residential ☑ or Non-Residential ☐ | Fee Simple ☐ or Ground Rent ☐ Amount:

Partial Conveyance? ☐ Yes ☐ No | Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From

Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
Doc. 1 – Owner(s) of Record, if Different from Grantor(s)	Doc. 2 – Owner(s) of Record, if Different from Grantor(s)

8 Transferred To

Doc. 1 – Grantee(s) Name(s)	Doc. 2 – Grantee(s) Name(s)

New Owner's (Grantee) Mailing Address

9 Other Names to Be Indexed

Doc. 1 – Additional Names to be Indexed (Optional)	Doc. 2 – Additional Names to be Indexed (Optional)

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name:

Firm

Address:

Phone: ( )

☐ Return to Contact Person

☐ Hold for Pickup

☑ Return Address Provided

11 IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information

☐ Yes ☐ No Will the property being conveyed be the grantee's principal residence?

☐ Yes ☐ No Does transfer include personal property? If yes, identify:

☐ Yes ☐ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Space Reserved for County Validation

Assessment Use Only – Do Not Write Below This Line

Terminal Verification | Agricultural Verification | Whole | Part | Tran. Process Verification

Transfer Number | Date Received: | Deed Reference: | Assigned Property No.:

	20	20	Geo.	Map	Sub	Block
Year						
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Occ. Cd.
Total			Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

Distribution: White – Clerk's Office; Pink – Office of Finance; Canary – SDAT; Goldenrod – Preparer

AOC-CC-300 (5/2007)

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 6485, p. 0249, MSA_CE18_6437. Date available 01/19/2021. Printed 06/14/2022.

LAND RECORD
EO 146

road leading from the Hagerstown and Cavetown Turnpike to the properties of David Harp, and others, and beginning for the outlines of the same at a stone, said stone standing on the established line between the aforesaid private road and an old corner stone, the same being a common corner for Gertrude Harbaugh, John L. Wolfinger and Lawson H. Wolfinger lands, and running with the new line north sixty-seven and one-third (67-1/3) degrees, east one hundred and forty-nine (149) feet to a stone; south eighty-six and two-thirds (86-2/3) degrees, east one hundred and nineteen (119) feet to a corner in the aforesaid private road, (a stone stands at the end of 116 feet on the above line); then with the aforesaid private road South two (2) degrees West three hundred and ninety (390) feet; South four (4) degrees, west six hundred (600) feet to the north marginal line of a right of way owned by the said JOHN L. WOLFINGER; then with said right of way north eighty-six (86) degrees, west three hundred and sixty-four (364) feet to an iron pipe standing at the northwest corner of the hereinbefore mentioned right of way; thence leaving said right of way and with the said JOHN L. WOLFINGER'S line North ten and one-fourth (10¼) degrees, east nine hundred and thirty (930) feet to the place of beginning, CONTAINING SIX AND NINETY-THREE-HUNDREDTH (6.93) ACRES of land, more or less, and being part of the original tract or parcel of land conveyed to the said JOHN L. WOLFINGER by SARAH A BEACHLEY by deed dated the 3rd day of April, A.D., 1910, and recorded in Liber No. 133 Folio 499 of the Land Records of Washington County, Maryland, to which reference is hereby made for a more complete description of the property herein conveyed. And I, the said JOHN L. WOLFINGER, do hereby covenant that I will WARRANT GENERALLY and SPECIALLY the property herein conveyed and that I will execute such other and further assurance as may be requisite or necessary. WITNESS my hand and seal.

TEST:- J. D. WOLFINGER, JOHN L. WOLFINGER, (SEAL)

STATE OF MARYLAND, WASHINGTON COUNTY, To-wit:-

I HEREBY CERTIFY That on this 4th day of February, A.D., 1915, before me, the subscriber, a NOTARY PUBLIC of the State of Maryland, in and for Washington County, personally appeared JOHN L. WOLFINGER the grantor named in the above and aforegoing instrument of writing and acknowledged the same to be his act and deed. WITNESS my hand and Notarial Seal this 4th day of January A.D., 1915. (N.P.SEAL) J.D.WOLFINGER, Notary Public.

At the req. of EDGAR P.SLIFER & wife, the fol DEED was rec. Feb. 8th., 1915.

THIS CONFIRMATORY DEED, Made th is sixth day of February, nineteen hundred and fifteen, by JAMES W. BAXTER, Executor, WITNESSETH:- That whereas the said JAMES W. BAXTER, Executor, by virtue of the power of sale contained in the last will and testament of JAMES BAXTER, late of Washington County, deceased, and pursuant to an order of the Orphans Court of said County, sold certain real estate situated in Washington County, Maryland, including the right of way hereinafter described, to EDGAR P. SLIFER and LILLIE MAY SLIFER, h is wife, which said sale was duly reported to and finally ratified by the Orphans Court of Washington County, and the purchase price fully paid, and whe reas the said real estate was conveyed by the said JAMES W. BAXTER, Executor to Edgar P.Slifer and Lillie May Slifer, his wife, by deed dated February 27, 1914, and recorded in Liber No. 143 Folio 382, one of the Land Records of Washington County, to which deed reference is hereby made, but the said right of way was not specifically mentioned or described in the said deed, therefore, for the purpose of curing said omission and confirming unto the said Edgar P.Slifer and Lillie May Slifer, his wife, the real estate conveyed by said deed, and for the purpose of granting, conveying and confirming unto the said EDGAR P. SLIFER and LILLIE MAY SLIFER, his wife, the right of way hereinafter described, these presents are executed. NOW, THEREFORE, in consideration of the premises and the sum of FIVE ($5.00) DOLLARS, the re-

WASHINGTON COUNTY CIRCUIT COURT (Land Records) EO 146, p. 0057, MSA_CE18_96. Date available 06/13/2016. Printed 06/13/2022.

LAND RECORD
EO 146

58

ceipt of which is hereby acknowledged, I, the said JAMES W. BAXTER Executor, as aforesaid do hereby grant, convey and confirm unto the said EDGAR P. SLIFER and LIL LIE MAY SLIFER his wife, all that real estate mentioned, described and conveyed in the above mentioned deed, and also the right of way and the use of a wagon road for himself his heirs and assigns, and for the use and benefit of the said real estate as described in a deed from Aaron Cost and wife to David KRetzer, dated March 22, 1872 and recorded in Liber W. McK.K. No. 6, Folio 363 one of the Land Records of Washington County, said right of way and wagon road commencing at a stone planted on the West margin of the Washington County Railroad at what the said Aaron Cost formerly called his Railroad Crossing, and running along the West boundary of said road South thirty and three-fourths (30-3/4) degrees, East fourteen (14) perches to a stone, South thirty six (36) degrees, East ten and six tenths (10.6) perches to the lands formerly owned by Jacob Keedy, now owned by L. CLINE thence along the division line between the said land and the land formerly owned by AARON COST now owned by E.A. PRY, to the intersection of the road leading from the dwelling house on the said land formerly owned by Jacob Keedy, to the County Road leading from Keedysville to the land formerly owned by MARTIN EAKLE. WITNES S my hand and seal.
WITNESS GEO. W. BUXTON, JAMES W. BAXTER, Executor, (SEAL)
STATE OF MARY LAND, WASHINGTON COUNTY, To-wit:-
I HEREBY CERTIFY That on this 6th day of February, 1915, before the subscriber, a NOTARY PUBLIC, of the State of Maryland, in and for Washington Cou nty, personally appeared JAMES W. BAXTER, EXECUTOR, and acknowledged the foregoing deed to be his act. IN TESTIMONY WHEREOF I have hereunto subscribed my name and affixed my Notarial Seal, the day and year first above written. (N.P.SEAL) GEO. W. BEXTON, N.P XXXX)

Released Deed to M. Grace Boyer Feby 2, 1915.

At the req. of M. GRACE BOYER the fol MORTG was rec. Feb. 9th., 1915.

THIS MORTGAGE, Made this 4th day of February, in the year One Thousand Nine Hundred and Fifteen, by us MAULTBY C. YOUNKINS and RUTH N. YOUNKINS, his wife, of Washington County, State of Maryland; WITNESSETH:- That in consideration of the sum of NINE HUNDRED DOLLARS, with interest thereon from the date hereof, now owing from us to M. GRACE BOYER, we the said MAULTBY C YOUNKINS, and RUTH N. YOUNKINS, his wife, do grant unto the said M. GRACE BOYER, in fee simple, all that tract of land together with the improvements thereon, situate in the County and State aforesaid, and described as follows: Lying and being in the village of YARROWSBURG , ELECTION DISTRICT NO. 11, adjoining the lands of ALBERT CLIPP and others, beginning at a stone standing at the North-West corner of the parcel hereby conveyed and running thence South 62½ degrees East 337 feet, more or less, to a planted stone, thence South 26½ deg. West 327 feet, more or less, to a planted stone, thence North 60½ deg West 314 feet, more or less, to a planted stone, thence by a straight line 311 feet, more or less, to the point of beginning, CONTAINING 3 ACRES OF LAND, more or less; and the said MAULTBY C. YOUNKINS and RUTH N. YOUNKINS, his wife, do also grant unto the said M. GRACE BOYER, her heirs and assigns, the right of way twelve feet wide extending from a point 16 feet South of the point of beginning of the above described parcel to the County Road, said right of way being more particularly described in the deed hereinafter referred to; being the same property which was conveyed by ALBERT CLIPP and wife, to the said MAULTBY C YOUNKINS and wife, by deed dated May 8, 1914, and recorded in Liber No. 144 Folio 425, one of the Land Records of said Washington County. P R O V I D E D , That if the said MAULTBY C YOUNKINS and RUTH N. YOUNKINS, his wife, shal l pay to the said M. GRACE BOYER, the said

WASHINGTON COUNTY CIRCUIT COURT (Land Records) EO 146, p. 0058. MSA_CE18_96. Date available 06/15/2006. Printed 06/13/2022.

VALID ONLY WITH IMPRESSED SEAL

I HEREBY CERTIFY, that this is a true copy of one of the records of Washington County, Maryland, having been recorded in Land Records L1146/F57

in the Office of the Clerk of the Circuit Court. In Testimony whereof I hereunto subscribe my name and affix the Seal of the Circuit Court For Washington County, Maryland.

KEVIN R. TUCKER, CLERK

6/14/2022
DATE ISSUED

BOOK: 6729 PAGE: 365

Washington Cty Cir Crt
IMP FD SURE $40.00
RECORDING FEE $20.00
TR TAX STATE $2.50

CTY REC TAX $3.80
TOTAL $66.30
KRT RZ 12:33 pm
Aug 18, 2021

Taxes Paid $0.00
Todd L. Hershey, Treasurer
AR 08-17-2021

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 6729, p. 0365, MSA_CE18_6681. Date available 08/19/2021. Printed 06/08/2022.

Quitclaim Deed

This Quitclaim Deed, made this 22ND day of June, 2021, by **Jennifer Butts Baker (formerly, Jennifer Dorsey Butts; formerly, Jenifer Susan Dorsey)** ("Grantor") and **Justin Holder** ("Grantee"):

Whereas, Grantor acquired a parcel of land by virtue of a Deed dated August 31, 1984, and recorded among the Land Records for Washington County, Maryland at Liber 772, folio 1069; and

Whereas, by virtue of said Deed recorded at Liber 772, folio 1069, Grantor acquired fee simple title to the lands described as Tract No. 1 of Parcel No. 3 in that Deed dated April 14, 1978, and recorded among the Land Records for Washington County, Maryland at Liber 659, folio 580 (said Tract No. 1 of Parcel No. 3 of said Deed recorded at Liber 659, folio 580 is hereinafter referred to as "**Grantor's Lands**"); and

Whereas, on November 3, 2020, Grantor quitclaimed to Grantee Justin Holder of Washington County, Maryland all rights, title and interest in and to such portions of the aforesaid Grantor's Lands that remained in Grantor's title, by Deed recorded at Liber 6414 Folio 219 among the Land Records of Washington County ; and

Whereas, Samuel Cost of Washington County Maryland, Predecessor in Title to Grantor, by Deed dated October 30, 1866 and recorded at Liber I.N. 18, folio 488 among the Land Records of Washington County, granted to the Washington County Railroad Company, a *quasi*-public corporation incorporated by chapter 334 of the Acts of Assembly of 1864, some rights and interest "through the land of the said Samuel Cost," as more particularly described in said Deed ; and

Whereas, Grantor is heir to both Samuel Cost of Washington County, Maryland and his son, Aaron Cost (also a predecessor in title to the Grantor), and, therefore, to the extent that any

VALID ONLY WITH IMPRESSED SEAL

I HEREBY CERTIFY, that this is a true copy of one of the records of Washington County, Maryland, having been recorded in Land Records Liber 6729 Folio 365-372 in the Office of the Clerk of the Circuit Court. In Testimony whereof I hereunto subscribe my name and affix the Seal of the Circuit Court For Washington County, Maryland.

JBB

KEVIN R. TUCKER, CLERK

06/08/2022
DATE ISSUED

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 6729, p. 0366, MSA_CE18_6681. Date available 08/19/2021. Printed 06/08/2022.

prior land instrument failed to convey all of Samuel Cost's or Aaron Cost's Fee Simple or other remaining right, title, interest, and estate in and to any rights in any lands lying within the bounds of the former Washington County Railroad Company Right-of-Way, title to any of said lands remains in the Grantor; and

Whereas, the Deed recorded at Liber I.N. 18, folio 488 of the Land Records of Washington County expressly describes the metes and bounds of the grant therein of rights **through the land** of Samuel Cost as beginning "at a point on the center line of the road bed of the Washington County Rail Road Company **as the same would be when built**"... "and extending from said point on the center line of said road bed **as the same would be as aforesaid**," *i.e.*, "**when built**;" and

Whereas, **to the extent that** the extent and definition of the rights granted to the Washington County Rail Road Company were dependent upon the "center line of the road bed of the Washington County Rail Road Company as the same would be **when built**," **and to the extent that** the rights were granted by Samuel Cost to the Washington County Rail Road Company as a *quasi*-public company incorporated by Chapter 334 of the Acts of Assembly of Assembly of 1864, which said company was granted, by the said Act, only a **limited right** "**to construct a road** or roads from Hagerstown to any point on the line of the Baltimore and Ohio Railroad east of Harper's Ferry ... **not exceeding sixty-six feet wide**," and "after the purchase and condemnation thereof ... **may enter upon and use** and excavate any land that may be wanted for the **site of the said railroad**," then, the rights acquired by the said Washington County Rail Road Company were **limited to the purpose of operating a Railroad**; and

Whereas, CSX Transportation was Successor in Interest to Baltimore and Ohio Railroad, and Baltimore and Ohio Railroad was Successor in Interest to Washington County Rail Road Company; and

Whereas, Baltimore and Ohio Railroad as Successor in Interest to Washington County Railroad Company, expressed its decisive intent and objective manifestation of the same in Interstate Commerce Commission Docket **AB 19 SUB 20** on March 18th, 1975, and in all related proceedings following thereafter, **ABANDONING** the **RIGHT OF WAY** commonly known as the "Washington County Branch of the Baltimore and Ohio Railroad;" and

Whereas, Baltimore and Ohio Railroad as Successor in Interest to Washington County Rail Road Company, did notoriously and overtly remove all tracks, rails and bridges within the

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WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 6729, p. 0367, MSA_CE18_6681. Date available 08/19/2021. Printed 06/08/2022.

Metes and Bounds of aforesaid **ABANDONED RAILROAD RIGHT OF WAY** as it crossed **THROUGH THE LANDS of Samuel Cost**; and

Whereas, the Roadbed of aforesaid Washington County Rail Road Company, is and was, as of the time the tracks and bridges were removed, **NO LONGER BUILT** and the **ABANDONED RAILROAD RIGHT OF WAY** as it crossed **THROUGH THE LANDS of Samuel Cost** is and was no longer in service as a railroad; and

Whereas, "[t]he general rule is that the right and title to a mere easement in land acquired by a *quasi*-public corporation, either by purchase, condemnation or prescription, for a public purpose is dependent upon the continued use of the property for that purpose, and when such public use is abandoned the right to hold the land ceases, and the property reverts to its original owner or his successors in title." *Maryland & Pa. R. Co. v. Mercantile-Safe Deposit & Trust Co.*, 224 Md. 34 (1960); and

Whereas, to the extent that Samuel Cost, Aaron Cost, or their heirs, retained any right, title, interest, or estate in and to any of the lands within the metes and bounds of the grant of the railroad right of way by Samuel Cost by the Deed recorded at Liber I.N. 18, folio 488, and to the extent that said rights did not convey unto the Grantor solely by virtue of that Deed recorded at Liber 772, folio 1069, and to the further extent that the Grantor has inherited any or all of said rights, title, interest or estate in and to the said lands, the Grantor, heir to Samuel Cost and Aaron Cost, desires to quitclaim unto the Grantee any and all of her remaining rights, title and interest, estate and appurtenances thereto, in and to any and all of the lands as contained in the Metes and Bounds description of Indenture dated September 10th, 1832 to Samuel Cost of Washington County, Maryland by David Hess of Montgomery County, Ohio, *et al.*, recorded among Land Records of Washington County at Liber N. N., folio 520, to include specifically, and without limitation, any rights, title, interest and estate in any portion of land through the said lands of Samuel Cost, commonly known as the "Abandoned Railroad". Said lands and all rights, title, interest and estate in said lands as described in this paragraph shall be referred to hereafter as the "Lands Remaining in Cost."

Now Therefore Witnesseth: That, for and in consideration of the sum of **$500.00**, the receipt and sufficiency of which by the Grantor is hereby acknowledged, said Grantor does hereby grant, convey, release, assign and quitclaim to the Grantee, his personal representatives, heirs and assigns, all of the Grantor's rights, title, interest, and estate in any and all of the Lands Remaining in Cost as the title to the same shall remain in the Grantor as of the date of this

LBB

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 6729, p. 0368, MSA_CE18_6681. Date available 08/19/2021. Printed 06/08/2022.

Quitclaim Deed, and all rights and appurtenances thereto, including but not limited to: (a) such of those lands as are more specifically described in that certain DESCRIPTION OF REMAINING LANDS OF PARCEL No. 3, Liber 659, folio 580 dated August 7, 2020, prepared by George E. Nagel, Professional Land Surveyor of Fox & Associates, Inc., a true and accurate copy of which is annexed hereto and incorporated herein by reference; (b) the Lands Remaining in Cost, and (c) any and all of Grantor's Lands lying clear of any previous conveyance of Grantor out of the aforesaid Grantor's Lands.

Together With and Subject To all of the covenants, easements, rights of way, appurtenances, advantages and restrictions of record applicable thereto, including, specifically that Right of Way that was granted by that deed dated March 22, 1872 and recorded in W.McK.K. 6, folio 363 among the land records for Washington County, more specifically described therein as a Right of Way granted "unto the said David Kretzer his heirs and assigns forever the use of a wagon road to and from said land being conveyed, commencing at a stone situated on the West margin of the said Washington County Rail Road, at what said Cost called his Rail Road Crossing, and running thence along the Western boundaries of said road, South 30 3/4 degrees East 14 perches to a stone, South 36 degrees East 10 6/10 perches to the lands of Jacob Keedy, thence along the division line between said Aaron Cost and Jacob Keedy until — intersect the road leaving from said Jacob Keedy's house to the County road leading from Keedysville to Martin Eakle's Mill."

In Witness Whereof, the Grantor has executed this Quitclaim Deed on the date, month and year heretofore written.

Jennifer Butts Baker 6/22/2021
Grantor, Jennifer Butts Baker

Witness 6/22/2021

Grantor, Jennifer Dorsey Butts

Grantor, Jennifer Susan Dorsey

JBB

BOOK: 6729 PAGE: 369

STATE OF MARYLAND COUNTY OF WASHINGTON

This document was acknowledged before me on June 22nd, 2021 by **Jennifer Susan Dorsey Butts Baker** (Grantor) to be her act.

(SEAL)
Signature of Notary

TODD A. WEBSTER
NOTARY PUBLIC - MARYLAND
WASHINGTON COUNTY
MY COMMISSION EXPIRES
ON: 10-01-2024

My Commission Expires: 10-01-2024

I hereby certify that the foregoing instrument was prepared by or under the supervision of the undersigned Adam D. Greivell, Esq., an attorney duly admitted to practice before the Court of Appeals of Maryland to the instrument.

Adam D. Greivell, Esq.

Mail to:

Justin Holder
308 West Chapline Street
Sharpsburg, Maryland 21782

JBB

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 6729, p. 0369, MSA_CE18_6681. Date available 08/19/2021. Printed 06/08/2022.

BOOK: 6729 PAGE: 370

FOX & ASSOCIATES INC. Est. 1966
ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

981 Mt. Aetna Road
Hagerstown, MD 21740
Phone: 301-733-8503
Fax: 301-733-1853
Email: foxhagerstown@foxassociatesinc.com

August 7, 2020

DESCRIPTION OF REMAINING LANDS OF PARCEL No. 3

Liber 659, folio 580

Situate southeast of Stonecrest Circle and northeast of Dogstreet Road in District Number 19, Washington County, Maryland.

Beginning at a stone found, said stone being at the beginning of the 12th or South 24° West 27 ½ perch line of Parcel No. 4 in a deed from J. Albert Shank and Frances S. Harp, Attorneys in fact for Sarah E. Shank, and Sarah E. Shank to Roy G. Reeder and Mae M. Reeder, dated April 30, 1945 and recorded in Liber 230 at folio 139 among the Land Records of Washington County, Maryland, thence with the 12th or South 24° West 27 ½ perch line

1)	South 24° 17' 24" West	451.29 feet to the beginning of the 13th or South 71° 45' West 31 7/10 perch line of Parcel No. 4 in the aforesaid deed, thence with a portion of said 13th line
2)	South 71° 38' 43" West	23.68 feet to a rear corner of Lot 14 in the Stonecrest subdivision, said point being designated as "SBC FD" on Sheet 1 of 4 of a plat entitled "Final Plat - Stonecrest" and recorded as Plat No. 8292 -8295 among the Land Records of Washington County, Maryland, thence with the rear boundaries of Lots 10 – 14, as shown on Sheet 1 of 4 and Sheet 2 of 4 of said plat
3)	North 24° 17' 24" East	484.83 feet to a mag nail found set in a large rock along the southwestern boundary of a parcel of land convey from CSX Transportation, Inc. to the State of Maryland, to the use of the Department of Natural Resources, by deed dated September 6, 1991 and recorded in Liber 1015 at folio 796 among the Land Records of Washington County, Maryland, thence with said southwestern boundary the following two (2) courses;
4)	South 42° 40' 53" East	25.71 feet, thence
5)	South 23° 53' 59" East	2.57 feet to point along the 11th or South 79° West 7 9/10 perch line of Parcel No. 4, thence with a portion of said 11th line
6)	South 79° 17' 24" West	9.96 feet to the Point of Beginning.

Containing 8,286 square feet or 0.19 acres of land more or less.

J:\Fox Project Documentation\DESCRIP\2043352 Holder\Remainder 1.2193 f587.doc

JBB

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 6729, p. 0370, MSA_CE18_6681. Date available 08/19/2021. Printed 06/08/2022.

BOOK: 6729 PAGE: 371

Remainder of Parcel No. 3
Liber 659, folio 580
Page 2 of 2

Being part of Parcel No. 3 described in a deed from Vincent R. Groh, Personal Representative of the Estate of Charles Dudley Pry to Leonard Leroy Dorsey and Susan P. Dorsey, Guardian of the property of Jennifer Susan Dorsey, dated April 14, 1978 and recorded in Liber 659 at folio 580 among the Land Records of Washington County, Maryland.

The bearings described above are in the datum of the Maryland Coordinate System NAD 83(2011).

This description was either personally prepared by me or I was in responsible charge of the preparation and the surveying work reflected in it, all in compliance with the requirements set forth in COMAR 09.13.06.12 in effect at the time of this work.

George E. Nagel
Professional Land Surveyor
Maryland Registration No. 21052
Expiration/Renewal Date: August 24, 2020

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WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 6729, p. 0371, MSA_CE18_6681. Date available 08/19/2021. Printed 06/08/2022.

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 6729, p. 0372, MSA_CE18_6681. Date available 08/19/2021. Printed 06/08/2022.

BOOK: 6729 PAGE: 372

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☐ County: Washington

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments (☐ Check Box if addendum Intake Form is Attached.)

X Deed / Deed of Trust	☐ Mortgage / Lease	☐ Other	☐ Other	

2 Conveyance Type Check Box

☐ Improved Sale Arms-Length [1]	☐ Unimproved Sale Arms-Length [2]	☐ Multiple Accounts Arms-Length [3]	☐ Not an Arms-Length Sale [9]

3 Tax Exemptions (if applicable) Cite or Explain Authority

Recordation	
State Transfer	
County Transfer	

4 Consideration and Tax Calculations

Consideration Amount	
Purchase Price/Consideration	$ 500.00
Any New Mortgage	$ 0.00
Balance of Existing Mortgage	$ 0.00
Other:	$
Other:	$
Full Cash Value:	$ 500.00

Finance Office Use Only
Transfer and Recordation Tax Consideration

Transfer Tax Consideration	$
X ( )% =	$
Less Exemption Amount –	$
Total Transfer Tax =	$
Recordation Tax Consideration	$
X ( ) per $500 =	$
TOTAL DUE	$

Agent:

Tax Bill:

C.B. Credit:

Ag. Tax/Other:

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$	$
Surcharge	$	$
State Recordation Tax	$	$
State Transfer Tax	$	$
County Transfer Tax	$	$
Other	$	$
Other	$	$

6 Description of Property

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
19	009270	L.N.N. F520	0073	288	☐ (5)

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
					8286sf +/-

Location/Address of Property Being Conveyed (2)

Abandoned Railroad

Other Property Identifiers (if applicable) | Water Meter Account No.

Residential ☑ or Non-Residential | Fee Simple ☑ or Ground Rent Amount:

Partial Conveyance? ☐ Yes ☐ No | Description/Amt. of SqFt/Acreage Transferred: 8286 sf

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From

Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
Jennifer Butts Baker (Formerly Jennifer Dorsey Butts)	
(Also Formerly Jennifer Susan Dorsey) Heir of Samuel Cost	
Doc. 1 – Owner(s) of Record, if Different from Grantor(s)	**Doc. 2 – Owner(s) of Record, if Different from Grantor(s)**

8 Transferred To

Doc. 1 – Grantee(s) Name(s)	Doc. 2 – Grantee(s) Name(s)
Justin Holder	

New Owner's (Grantee) Mailing Address

308 W. Chapline St., Sharpsburg, MD 21782

9 Other Names to Be Indexed

Doc. 1 – Additional Names to be Indexed (Optional)	Doc. 2 – Additional Names to be Indexed (Optional)

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name: Adam D. Greivell

Firm Greivell & Garrott Johnson, LLC

Address: 5 Cornell Ave., Hagerstown, MD 21742

Phone: (240) 310-9150

☐ Return to Contact Person

☐ Hold for Pickup

☑ Return Address Provided

11 Assessment Information

IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

☐ Yes ☐ No Will the property being conveyed be the grantee's principal residence?

☐ Yes ☐ No Does transfer include personal property? If yes, identify:

☐ Yes ☐ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Space Reserved for County Validation

Assessment Use Only – Do Not Write Below This Line

Terminal Verification . Agricultural Verification . Whole . Part . Tran. Process Verification

Transfer Number Date Received: Deed Reference: Assigned Property No.:

			Geo.	Map	Sub	Block
Year	20	20	Zoning	Grid	Plat	Lot
Land			Use	Parcel	Section	Occ. Cd.
Buildings			Town Cd.	Ex. St.	Ex. Cd.	
Total						

REMARKS:

Canary – SDAT AOC-CC-300 (5/2007)

BOOK: 7002 PAGE: 370

Taxes Based on Assessed value of $48000.00 Grantee

Quitclaim Deed

This Quitclaim Deed, made this 2nd day of May, 2022, by **Charles Blancato and Susan Blancato, married couple;** ("Grantors") and **Justin Holder** ("Grantee"):

Whereas, Grantors acquired a parcel of land by virtue of a Deed dated October 10th, 2017, and recorded among the Land Records for Washington County, Maryland at Liber 5616, folio 394; and

Whereas, Grantors' title deed recorded among the Land Records for Washington County, Maryland at Liber 5616, folio 394 describes Grantor's property as:

> "BEING KNOWN AND DESIGNATED as Lot 14, on a plat entitled 'Replat of Final Plat, Previously Recorded at Plat 8292 [et seq.], STONECREST', and recorded at Plat Folio 10649, among the Plat Records of Washington County, Maryland."; and

Whereas, Plat 8292 et seq. Recorded among the Plat Records of Washington County, Maryland depicts a "wire fence remains" on folio 8293 at or near the Eastern boundary of lots 10 through 14; and

Whereas, the Grantors do not make any claim to own property to the East of the "wire fence remains" depicted on Plat 8292 et seq., Recorded among the Plat Records of Washington County, Maryland; and

Whereas, the Grantors desire to quit any claim they may have to property to the East of the "wire fence remains" depicted on Plat 8292 et seq., Recorded among the Plat Records of Washington County, Maryland; and

Now Therefore Witnesseth: That for and in consideration of the sum of **$20**, the receipt and sufficiency of which by the Grantors is hereby acknowledged, said Grantors do hereby grant, convey, release, assign and quitclaim to the Grantee, his personal representatives, heirs and assigns, all of the Grantor's rights, title and interest in any of Grantor's Lands remaining in the Grantors as of the date of this Quitclaim Deed and all rights and

VALID ONLY WITH IMPRESSED SEAL

I HEREBY CERTIFY, that this is a true copy of one of the records of Washington County, Maryland, having been recorded in Land Records Liber 7002 Folio 370-374 in the Office of the Clerk of the Circuit Court. In Testimony whereof I hereunto subscribe my name and affix the Seal of the Circuit Court For Washington County, Maryland.

000046

KEVIN R. TUCKER, CLERK

06/08/2022
DATE ISSUED

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 7002, p. 0370, MSA_CE18_6954. Date available 05/04/2022. Printed 06/03/2022.

appurtenances thereto including but not limited to: (a) any and all lands being East of the "wire fence remains" depicted on Plat 8292 et seq., Recorded among the Plat Records of Washington County, Maryland;

Together With and Subject To all of the covenants, easements, rights of way, appurtenances, advantages and restrictions of record applicable thereto, including, specifically that Right of Way that was granted by that deed dated March 22, 1872 and recorded in W.McK.K. 6, folio 363 among the land records for Washington County, more specifically described therein as a Right of Way granted "unto the said David Kretzer his heirs and assigns forever the use of a wagon road to and from said land being conveyed, commencing at a stone situated on the West margin of the said Washington County Rail Road, at what said Cost called his Rail Road Crossing, and running thence along the Western boundaries of said road, South 30 3/4 degrees East 14 perches to a stone, South 36 degrees East 10 6/10 perches to the lands of Jacob Keedy, thence along the division line between said Aaron Cost and Jacob Keedy until — intersect the road leaving from said Jacob Keedy's house to the County road leading from Keedysville to Martin Eakle's Mill."

In Witness Whereof, the Grantors has executed this Quitclaim Deed on the date, month andyear heretofore written.

Grantor, Charles Blancato

Grantor, Susan Blancato

[NOTARY AND PREPARER CERTIFICATION APPEAR ON FOLLOWING PAGE] STATE OF MARYLAND COUNTY OF WASHINGTON

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 7002, p. 0371, MSA_CE18_6954. Date available 05/04/2022. Printed 06/08/2022.

This document was acknowledged before me on May__, 2022 by **Charles Blancato and Susan Blancato,** (Grantors) to be their act.

_____(SEAL)
Signature of Notary

My Commission Expires: 07/24/2022

TYLER M. LEWIS NOTARY PUBLIC WASHINGTON COUNTY, MD

I hereby certify that the foregoing instrument was prepared Justin Holder of Washington County, Maryland and that I Justin Holder am a party to this instrument.

_____
Justin Holder

Mail to:

Justin Holder
308 West Chapline Street
Sharpsburg, Maryland 21782

TODD L. HERSHEY, TREASURER
TAXES PAID 5-2220

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 7002, p. 0372, MSA_CE18_6954. Date available 05/04/2022. Printed 06/08/2022.

BOOK: 7002 PAGE: 373

LR - Deed (w Taxes)
Recording Fee - ALL 20.00
Name: Holder
Ref:
LR - County Transfer Tax - linked 0.00
LR - Surcharge - linked 40.00
LR - Recordation Tax - linked 38.00
LR - State Transfer Tax - linked 24.00
LR - NR Tax - lkd 0.00
SubTotal: 122.00
Total: 122.00
05/02/2022 03:59 CC21-RZ
#16163831 CC0403 - Washington County/CC04.03.03 - Register 03

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 7002, p. 0373, MSA_CE18_6954. Date available 05/04/2022. Printed 06/03/2022.

This page not to be counted in calculating Recording Fee

Clerk of Circuit Court
Washington County, Maryland
Kevin R. Tucker, Clerk
24 Summit Avenue
Hagerstown, MD 21740
301-790-7991

For Clerks Use Only

Improvement Fee	40.00
Recording Fee	20.00
County Transfer Tax	—
Recordation Tax	38.—
State Transfer Tax	24.—
Non-Resident Tax	
TOTAL	122.—

BOOK: 7002 PAGE: 374

State of Maryland
☐ **Baltimore City** ☐

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Val

1 Type(s) of Instruments (☐ Check Box if addendum Intake Form is Attached.)

X	Deed Deed of Trust	☐	Mortgage Lease	☐	Other _____	☐	Other _____

2 Conveyance Type Check Box

☐	Improved Sale Arms-Length [1]	☐	Unimproved Sale Arms-Length [2]	☐	Multiple Accounts Arms-Length [3]	☐	Not an Arms-Length Sale [9]

3 Tax Exemptions (if applicable) Cite or Explain Authority

Recordation	
State Transfer	
County Transfer	

4 Consideration and Tax Calculations

Consideration Amount	
Purchase Price/Consideration	$ 20.00
Any New Mortgage	$ 0.00
Balance of Existing Mortgage	$ 0.00
Other:	$ 4800 (tax assessed value)
Other:	$
Full Cash Value:	$ 20.00

Finance Office Use Only Transfer and Recordation Tax Consideration	
Transfer Tax Consideration	$
X ( )% =	$
Less Exemption Amount –	$
Total Transfer Tax =	$
Recordation Tax Consideration	$
X ( ) per $500 =	$
TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$	$
Surcharge	$	$
State Recordation Tax	$	$
State Transfer Tax	$	$
County Transfer Tax	$	$
Other	$	$
Other	$	$

Agent:
Tax Bill:
C.B. Credit:
Ag. Tax/Other:

6 Description of Property
SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
19	~~0906150~~ 03030	L 5616 / F 394	0073	288	☐ (5)

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
					8286sf +/-

Location/Address of Property Being Conveyed (2)
118 Stonecrest Circle Keedysville, MD 21756

Other Property Identifiers (if applicable) | Water Meter Account No.

Residential ☐ or Non-Residential ☐ | Fee Simple ☑ or Ground Rent ☐ Amount:

Partial Conveyance? ☐ Yes ☐ No | Description/Amt. of SqFt/Acreage Transferred: 2500

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From

Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
Charles Blancato and Susan Blancato	
Doc. 1 – Owner(s) of Record, if Different from Grantor(s)	**Doc. 2 – Owner(s) of Record, if Different from Grantor(s)**

8 Transferred To

Doc. 1 – Grantee(s) Name(s)	Doc. 2 – Grantee(s) Name(s)
Justin Holder	

New Owner's (Grantee) Mailing Address
308 W. Chapline St., Sharpsburg, MD 21782

9 Other Names to Be Indexed

Doc. 1 – Additional Names to be Indexed (Optional)	Doc. 2 – Additional Names to be Indexed (Optional)

10 Contact/Mail Information

Instrument Submitted By or Contact Person
Name: Justin Holder
Firm
Address: 308 W. Chapline St., Sharpsburg, MD 21782
Phone: (240) 356-2008

☐ Return to Contact Person
☐ Hold for Pickup
☑ Return Address Provided

11 IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information

☐ Yes ☑ No Will the property being conveyed be the grantee's principal residence?
☐ Yes ☑ No Does transfer include personal property? If yes, identify:
☐ Yes ☑ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Space Reserved for County Validation

Assessment Use Only – Do Not Write Below This Line

Terminal Verification | Agricultural Verification | Whole | Part | Tran. Process Verification
Transfer Number | Date Received: | Deed Reference: | Assigned Property No.:

	Year	20	20	Geo.	Map	Sub	Block
Land				Zoning	Grid	Plat	Lot
Buildings				Use	Parcel	Section	Occ. Cd.
Total				Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

RESET FORM

Distribution: White – Clerk's Office; Pink – Office of Finance; Canary – SDAT; Goldenrod – Preparer

AOC-CC-300 (5/2007)

PRINT FORM on 8 1/2 x 14
Submit 4 copies

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 7002, p. 0374, MSA_CE18_6954. Date available 05/04/2022. Printed 06/08/2022.